

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Site Plan

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: SP 9-7-09, The Colonnade Building, 4640 South University Drive (Griffin Corridor District, University Drive Node (UDN))

EXECUTIVE SUMMARY: The petitioner requests site plan approval for a new three-story office building fronting University Drive, just south of Griffin Road. The architectural design of the office building meets the intent of the zoning district. Vehicular access onto the property is provided through two openings at University Drive and Southwest 78th Avenue. In accordance with the land development code, the petitioner is requesting that Town Council waive certain zoning requirements in order to accommodate the proposed development (refer to petitioner's attached justification letter). The proposed waivers are:

1. To allow a building height of 37'-11" where a maximum 35'-0" is allowed by Section 12-32.309(A)(1) of the Land Development Code.
2. To allow a 10'-0" side setback where a minimum of 37'-11" is required by Section 12-32.310(C)(1) of the Land Development Code.
3. To allow a 20'-6" wide landscape buffer where a minimum of 30'-0" is required by Section 12-32.310(C)(1) of the Land Development Code.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the April 27, 2010 Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to the signage being the same as was represented in the site plan packet. In a roll call vote, the vote was as follows:

Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report

Application: SP 9-7-09/09-09-121/The Colonnade Building
Original Report Date: 04/16/10
04/30/10

Revision(s):

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Frank Costoya Jr. & Jay C. Evans
Colonnade at University, LLC
Address: 5230 South University Drive, Suite 103
City: Davie, Florida 33328
Phone: (954) 680-7576

Background Information

Application Request: Approval for a three-story office building

Address: 4640 South University Drive

Location: Generally located on the eastside of South University Drive, approximately 400 feet south of Griffin Road

Future Land Use Plan Map: Commercial

Existing Zoning(s): Griffin Corridor District, University Drive Node (UDN)

Existing Use: Vacant

Parcel Size: 0.65 Acres (25,428 square feet)

Proposed Density: Not applicable

Surrounding Properties:

	Land Use Designation	Zoning District	Current Use
North	Commercial	GCD, University Dr. Node	CVS Pharmacy
South	Commercial	GCD, University Dr. Node	Midas Muffler
East	Commercial	GCD, University Dr. Node	Saddle Bridge
West	Commercial	GCD, University Dr. Node	Davie Shopping Center

Zoning History

Related Zoning History:

Ordinance No. 2000-007, approved by Town Council, rezoned this parcel to the Griffin Corridor District – University Drive Node (UDN) on February 2, 2000.

Previous Requests on same property:

Plat Application (P 5-3-05, Colonnade at University), at the February 7, 2007 Town Council meeting, Councilmember Starkey made a motion, seconded by Councilmember Crowley to approve. (Motion carried 5-0).

Concurrent requests on same property: Not applicable

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-32.303(E)), Intersection Commercial Nodes (Nodes), within certain use zones, nodes permit concentrations of highway commercial type uses that cater to, and depend upon, large vehicular traffic volumes, which are not permitted outside of such nodes. The nodes are delineated on the Official Town of Davie Zoning Map. (1) University Drive Node: Located between University Drive and SW 76 Avenue within the West Gateway Zone.

Land Development Code Section (12-32.310), front building placement, a minimum setback of thirty (30) feet and maximum setback of forty (40) feet from the edge of right-of-way with a 40-foot landscape buffer or 30-foot landscape buffer and 10-foot sidewalk adjacent to the structure; or a build-to line of fifty (50) feet from the edge of right-of-way, incorporating a 20-foot landscape buffer abutting the Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10-foot sidewalk. Rear building placement, nonresidential structures abutting land zoned, land use plan designated or occupied for single-family residential use shall be set back at least fifty (50) feet from the rear property line for each fifteen (15) feet of building height, or fraction thereof.

Land Development Code (Section 12-32.305), Griffin Corridor Architectural Design Standards, serves as a guide to the character and style of all signage, lighting, fencing, site improvements and the exterior of residential, commercial, business, office and mixed use buildings.

Land Development Code (Section 12-392), parking and traffic circulation, requires one (1) space for every 300 square feet of gross floor area of office uses. The minimum size of a parking stall is ten (10) feet by eighteen (18) feet with twenty-five (25) percent of the total parking stall number may be compact spaces.

Land Development Code, Division 3. Site Plan Requirements and Procedures.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and

cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The property is 0.65 acres (25,428 square feet) in size and is located on the eastside of University Drive, just south of Griffin Road. The site plan proposes the location of a three-story office building approximately 10,575 square feet, located along the western boundary line fronting University Drive. Proposed amenities are located at the rear of the office building including surface parking; wet retention area with fountain; concrete walls; standby generator and a dumpster enclosure.

Pedestrian access to the office building's lobby is provided from University Drive through a path that continues to Southwest 78th Avenue connecting with a new concrete sidewalk. A secondary access point to the building is located within the surface parking area to the second and third floors via exposed stairwell and walking deck.

2. *Architecture:* The architectural design of the office building meets the intent of the Griffin Corridor District. The building reflects a modern theme with clean vertical and horizontal lines. The three-story building incorporates elements such as a trellis over front walkway, tapered aluminum sunshades and a clock tower. The scale and mass of the office building is broken down by contrasting building materials such as brick veneer on the walls and columns, smooth stucco with scoring below the first floor windows and green tinted glass windows. Open decks walkways and awnings applied to the office building provide pedestrian protection from the weather. The building is painted the following colors: Sherwin Williams No. SW6070 "Heron Plume" on stucco sill and concrete walkway; Sherwin Williams No. SW6071 "Popular Grey" on main wall and portico ceiling; Sherwin Williams No. SW6793

“Bluebell” on trellis; Sherwin Williams No. SW6300 “Burgundy” on accent structural band and accent walls.

3. *Access and Parking:* Vehicular access to the property is provided through two openings at University Drive along the western boundary line and off Southwest 78th Avenue along the eastern boundary line. After traffic enters the site, it may maneuver through a two-way parking isle. The code requires 27 parking spaces based on square footage of the office use, and the site plan meets this requirement by providing 23 standard spaces, 3 compact spaces and 2 handicapped spaces.
4. *Lighting:* The lighting plan meets the minimum illumination standards and the night sky regulations.
5. *Signage:* A signage plan is not part of this application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan provides a variety of planting material including Live Oaks, Royal Palms, Calaba Beauty Leaf Trees, Crepe Myrtles, Aletxander Palms, Silver Buttonwoods and Hybrid Hollys along the perimeter of the site. Adjacent to the building, Bouganvilla vines are to be placed on the trellis fronting University Drive. Additionally, a meandering berm varying in height will run parallel to the western boundary line with ground coverage including Jasmine and Juniper.

7. *Drainage:* The drainage plan provides catch basins and an 8,151 square foot wet retention area bounded by a concrete wall with aluminum railing. Central Broward Water Control District (CBWCD) has approved the provided drainage plan.
8. *Trails:* Driftwood Park Trail is located along University Drive. This trail accommodates leisure activities to and from the site and also provides access numerous Town parks and other trails.
9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for potable water, sanitary sewer, transportation, drainage system, solid waste, recreation, police and fire.
10. *Waivers/Incentives:* In accordance with Section 12-32.320, Town Council may waive or offer incentives in exchange for public amenities. For the site to be developed as proposed, the petitioner is requesting waivers and incentives from the following development standards (refer to petitioner's attached justification letter). The proposed waivers are:
 1. To allow a building height of 37'-11" where a maximum 35'-0" is allowed by Section 12-32.309(A)(1) of the Land Development Code.
 2. To allow a 10'-0" side setback where a minimum of 37'-11" is required by Section 12-32.310(C)(1) of the Land Development Code.
 3. To allow a 20'-6" wide landscape buffer where a minimum of 30'-0" is required by Section 12-32.310(C)(1) of the Land Development Code.
11. *Compatibility:* The proposed office building can be considered compatible with surrounding commercial developments along University Drive.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Remove all "Semi-Cutoff" lights on sheet SL-1 and remove up-lighting on trellis.
(New comment that has not been revised on lighting plans)

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted

meetings with the public on July 17 and 24, 2008. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the Griffin Corridor District, University Drive Node (UDN). The proposed site plan is consistent with the Land Development Code as it relates to access, location, size and use. The proposed office building will be compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Commercial.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the April 27, 2010 Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to the signage being the same as was represented in the site plan packet. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Crowley – yes; Mr. Engel - yes. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Waiver/Incentive Justification Letter
2. 1,000' Mail-out Radius Map
3. 1,000' Mail-out
4. Public Participation Notice
5. Public Participation Plan
6. Public Participation Sign-in Sheets
7. Public Participation Report
8. Land Use Map
9. Zoning Map

Prepared by: _____
Reviewed by: _____

File Location: X:\0_Dev Review\Development Applications\Applications\SP_Site Plan\SP_09\SP 9-7-09 The Colonnade Building



FRANK COSTOYA ARCHITECT, P.A.

Architecture • Land Planning • Member American Institute of Architects
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103
Davie, Florida 33328
Tel.: 954.680.4440
Fax: 954.680.4441

April 21, 2010

David Abramson
Deputy Planning & Zoning Manager
Development Services Department
Planning & Zoning Division
Town OF Davie, FL 33314

Re: FCA-0406/A-158

The Colonnade Building Site Plan Approval Submittal
Request for possible waivers.

Dear David,

The following is a list of request for possible waivers and incentive regarding The Colonnade Building project.

1. The setback requirements of 1 foot of side setback for ea. 1 foot of building height imposes hardship limits on building size due to the narrow width of the site. We have maintained a 10 foot side setback except for an architectural feature wing wall 1'-6" wide at 6 foot south side setback as well as popped out accent feature walls 2'-2" and 4'-0" long x 1'-0" at 9 foot side setback from the south property line.
2. Building height allowed is thirty five feet (35'). We have a building height of 37'-11". The building is a drive through design and we wish to maintain 14'-0" clear at the entrance for emergency and parcel delivery vehicles. We wish to have a clock tower architectural feature above the roof 12'-0" high where a minimum of 10'-0" architectural elements are permitted. This would give an overall architectural element height of 49'-11" in lieu of 45'-0" permitted height.
Amenities to the Town of Davie include a 10'-0" wide promenade walkway for future interconnectivity to adjacent sites along University Drive, a fountain pool creating an aesthetically pleasing arrival for patrons, a lush landscaped front buffer enhancing the curb appeal of the project and complete concrete paver driveway aisle and parking eliminating an unsightly plain of asphalt.
3. The front 30 foot landscape buffer be reduced to 20 feet 6 inches to allow for the covered walkway.

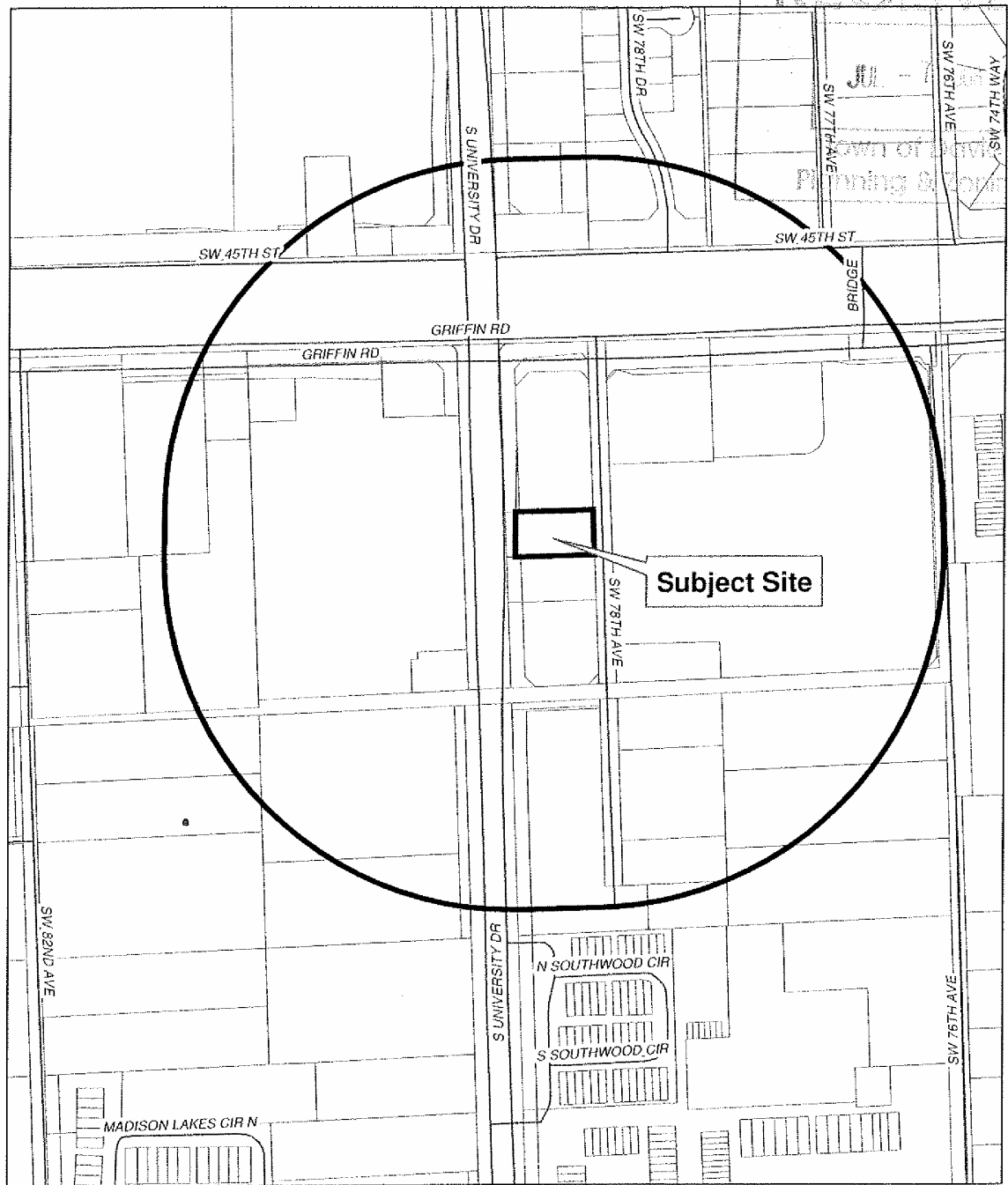
We wish to provide a building that will be a compliment to the Griffin Road Corridor (University Drive Node).

Thank You,

Douglas B. Krawczyk
Project Director

Cc: File

RECEIVED



Date Flown:
1/2/2008



0 200 400 800
Feet

Prepared by the Town of Davie GIS Division

Site Plan
SP 5-5-08
1000 Foot Buffer

Prepared by: ID
Date Prepared: 6/4/08

SP 5-5-08
940 WEST 84TH STREET LLC &
SHECKY 46 INC ETAL
215 N FEDERAL HWY
DANIA BEACH FL 33004

SP 5-5-08
AMOCO OIL CO
% ERNEST & YOUNG LLP
PO BOX 1548
WARRENVILLE IL 60555

SP 5-5-08
ATRIUM CENTRE LLC
5301 N FEDERAL HWY STE 190
BOCA RATON FL 33487

SP 5-5-08
BAERS FURNITURE CO INC
1589 NW 12TH AVE
POMPANO BEACH FL 33069-1730

SP 5-5-08
BP PRODUCTS NORTH AMERICA INC
PO BOX 1548
WARRENVILLE IL 60555

SP 5-5-08
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE ROOM 326
FORT LAUDERDALE FL 33301-1801

SP 5-5-08
CENTRAL BROWARD WATER CONTROL
DISTRICT
8020 STIRLING ROAD
HOLLYWOOD FL 33024

SP 5-5-08
COLONNADE AT UNIVERSITY LLC
5230 S UNIVERSITY DR #104
FORT LAUDERDALE FL 33328

SP 5-5-08
COSNER, J C & LINDA D
4451 SW 77TH AVE
DAVIE FL 33328-3108

SP 5-5-08
DAVIE HOLDINGS 100 LLC
18901 NE 29 AVE STE 100
AVENTURA FL 33180

SP 5-5-08
DJL GRIT LIMITED PARTNERSHIP
5241 PENNOCK POINT ROAD
JUPITER FL 33458-3409

SP 5-5-08
FIFTH THIRD BANK
38 FOUNTAIN SQ PLZ #MD 10ATA1
CINCINNATI OH 45263

SP 5-5-08
FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

SP 5-5-08
GRIFFIN RD HOLDINGS LLC
798 W 84 ST
HIALEAH FL 33014

SP 5-5-08
HERNANDEZ, CARLOS &
MORALES, EDWIN
510 NE 195 ST
MIAMI FL 33179

SP 5-5-08
MAC DONALD, SETH & ANDREA
200 BAYBERRY DR
PLANTATION FL 33317

SP 5-5-08
MOBIL OIL CORP
PROPERTY TAX DIVISION
PO BOX 4973
HOUSTON TX 77210

SP 5-5-08
NELSON, D M & MARY M
2819 LORCOM LN
ARLINGTON VA 22207-4943

SP 5-5-08
PARKSIDE ESTATES ASSOC LTD
18851 NE 29 AVE FL 7
AVENTURA FL 33180

SP 5-5-08
PELICAN SHOPS AT DAVIE LLC
7600 RED ROAD #300
MIAMI FL 33143

SP 5-5-08
POY-WING, CELINA
4841 SW 76TH AVE
DAVIE FL 33328-3805

SP 5-5-08
ROSS, RICHARD &
LINCOLN, JUDY & LINCOLN, DENNIS
4690 SW 78 AVE
DAVIE FL 33314

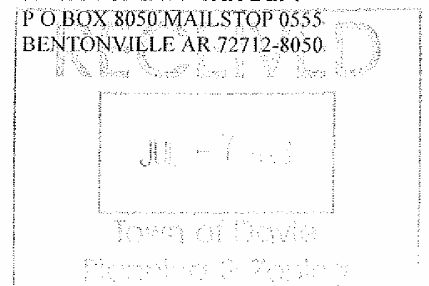
SP 5-5-08
SNYDER, WILLIAM A & CHLOE K
7931 ORANGE DR
DAVIE FL 33328-3011

SP 5-5-08
SPIVAK, MERRILL M
4975 SW 76 AVE
DAVIE FL 33328-3807

SP 5-5-08
SUTTON, ELLIOTT & SUTTON, IRVING
% EPROPERTY TAX INC DEPT 123
PO BOX 4900
SCOTTSDALE AZ 85261-4900

SP 5-5-08
THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA
1541 SUNSET DR STE 300
CORAL GABLES FL 33143

SP 5-5-08
WAL-MART STORES EAST LP
% RE PROPERTY TAX DEPT
P O BOX 8050 MAIL STOP 0555
BENTONVILLE AR 72712-8050



SP 5-5-08
Current Occupant
4821 SW 76 Ave
Davie, FL 33328

SP 5-5-08
Current Occupant
4700 SW 78 Ave
Davie, FL 33328

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4741 SW 78 Ave
Davie, FL 33328

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4761 SW 78 Ave
Davie, FL 33317

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4800 SW 78 Ave
Davie, FL 33317

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Davie, FL 33317

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4690 University Dr
Davie, FL 33317

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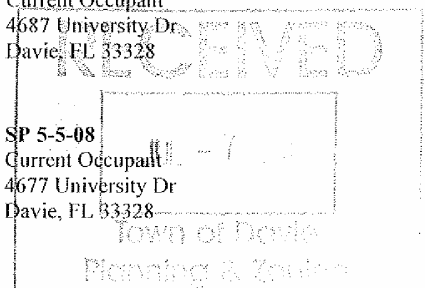
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4607 University Dr
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Davie, FL 33328

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4601 University Dr
Davie, FL 33328

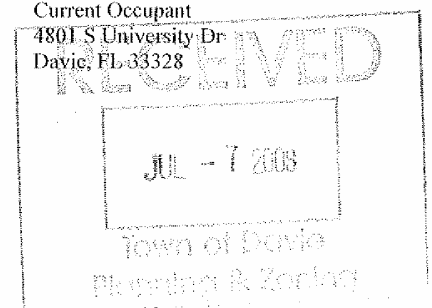
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4599 University Dr
Davie, FL 33328

SP 5-5-08
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7900 University Dr
Davie, FL 33328

SP 5-5-08
Current Occupant
8160 Griffin Rd
Davie, FL 33328

SP 5-5-08
Current Occupant
4801 S University Dr
Davie, FL 33328

SP 5-5-08
Current Occupant
7780 Griffin Rd
Davie, FL 33328





FRANK COSTOYA ARCHITECT, P.A.

Architecture • Land Planning • Member American Institute of Architects
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103
Davie, Florida 33328
Tel.: 954.680.4440
Fax: 954.680.4441

MEETING NOTICE

July 7, 2008

Re: Citizen Participation Plan Meeting for:
The Colonnade Building
Town of Davie Project Number: SP-5-5-08/0889

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to The Colonnade Office Building project on a vacant parcel located at 4640 South University Drive., Davie, FL. The proposed project is a Professional Office Building to house professional offices for Architects, Planners, Surveyors, Engineers and General Contractors and enhance the intersection of University Drive and Griffin Drive with an appealing architectural design.

First Citizen Participation Meeting:

Date: Thursday, July 17, 2008
Time: 6 p.m. to 7 p.m.
Location: 5230 S. University Drive
Suite 103
Davie, FL 33328

Second Citizen Participation Meeting:

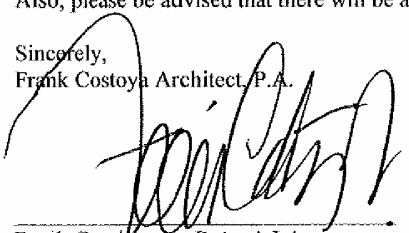
Date: Thursday, July 24, 2008
Time: 6 p.m. to 7 p.m.
Location: 5230 S. University Drive
Suite 103
Davie, FL 33328

If you wish to submit written comments, please send them to:

Frank Costoya Architect, P.A.
5230 South University Drive
Suite 103
Davie, FL 33328
Email: frank@fcarchitect.com
Phone: (954) 680-4440

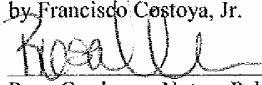
Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,
Frank Costoya Architect, P.A.


Frank Costoya, Jr., R.A., A.I.A.
Petitioner for Owner
Attachments: Location Map, Site Plan & Bldg Rendering

State of Florida
County of Broward

Sworn to and subscribed before this 7th day of July, 2008
by Francisco Costoya, Jr.

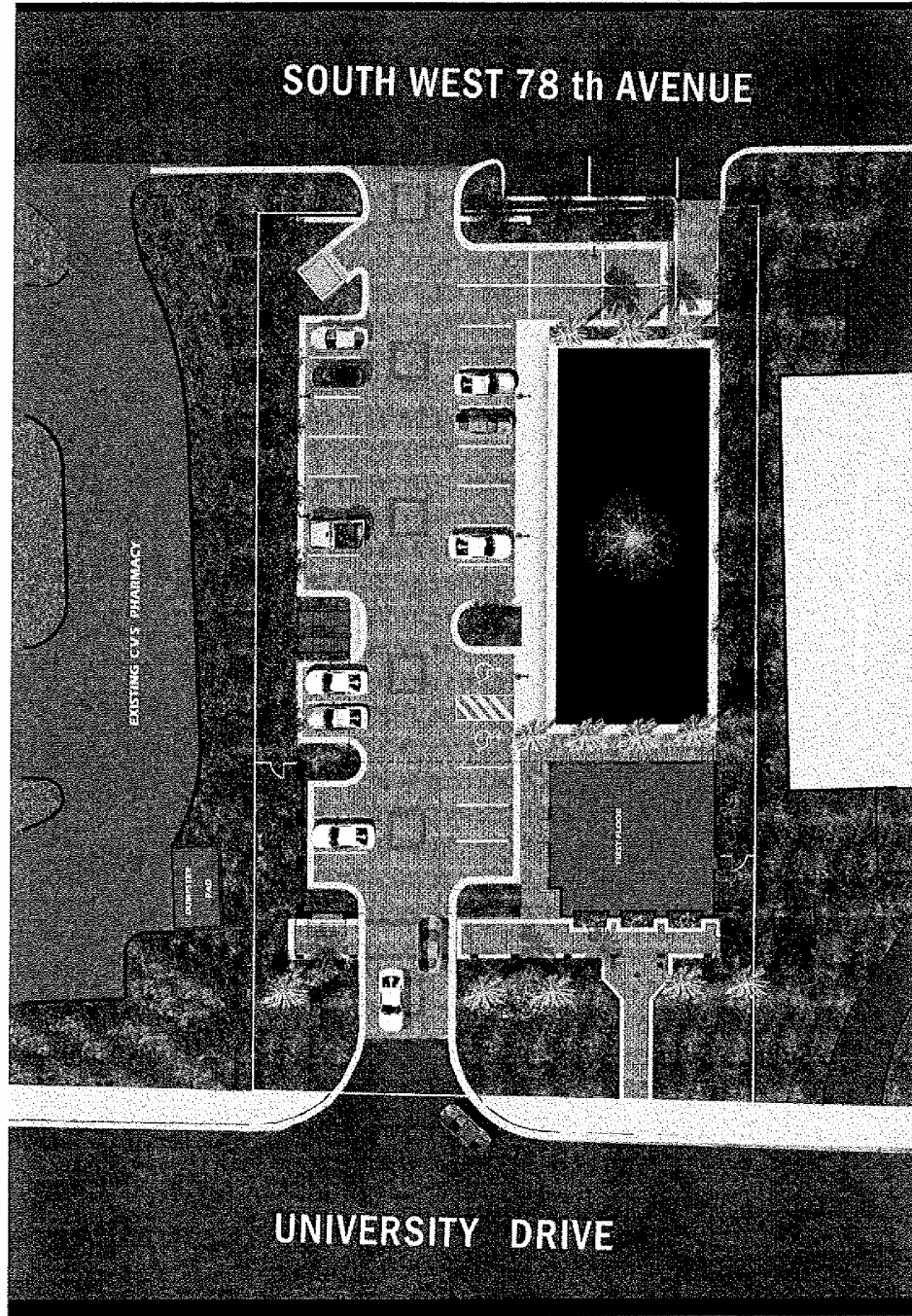

Rosa Cordero - Notary Public

☒ Personally Known to me



Rosa Cordero
Commission #DD370068
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)

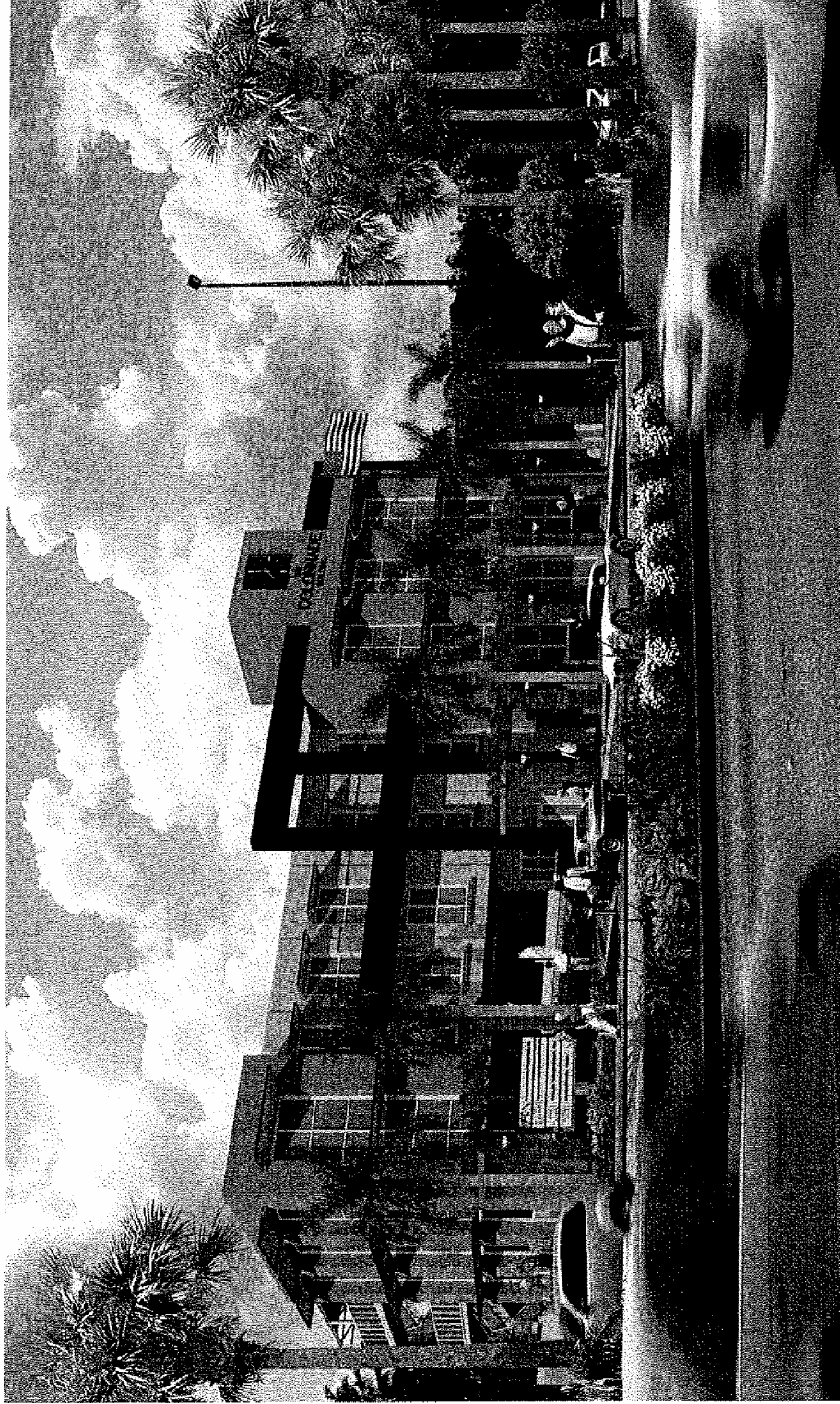


THE COLONNADE BUILDING

4640 S. UNIVERSITY DRIVE
TOWN OF DAVIE, FLORIDA 33328

FLA
Frank Costoya Architect, P.A.
Architecture - Land Planning

JUL - 7 2008
Town of Davie
Resolution 1, 2008



FRONT VIEW FROM UNIVERSITY DRIVE



Frank Costoya Architect, P.A.

Architecture - Land Planning

THE COLONNADE BUILDING

4640 S. UNIVERSITY DRIVE

TOWN OF DAVIE, FLORIDA 33328





FRANK COSTOYA ARCHITECT, P.A.

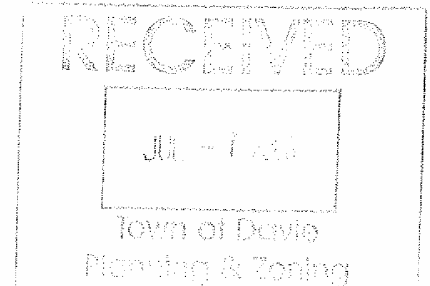
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5230 S. University Dr. • Suite 101
Davie, Florida 33328
Tel.: 954.680.4440
Fax: 954.680.4441

CITIZEN PARTICIPATION PLAN ACKNOWLEDGEMENT

Maria C. Sanchez
Planner II and Staff
Development Service Department
Planning & Zoning Division
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: CITIZEN PARTICIPATION PLAN FOR:
THE COLONNADE OFFICE BUILDING
Project # Town of Davie- SP 5-5-08/0889



Dear Maria Sanchez & Staff,

As required by Davie Ordinance No. 2004-31, we Frank Costoya Architect, P.A. are enclosing herewith a copy of the proposed citizen participation plan related to an approval for the proposed referenced application. In addition, to the outline of the plan we are enclosing the following material:

1. A list of residents and/or property owners, interested parties, and public agencies that may be affected by the application (affected parties). The names and addresses of residents and property owners within the public hearing notice area, as set forth in the Davie Code of Ordinances, provided to applicant by an appropriate planning representative. The planning representative shall also provide the applicant with all names of any other interested parties and/or public agencies who have stated an interest in the application.
2. A summary of how the applicant proposes that it will notify all "affected parties" of the application.
3. A summary of the proposed application.
4. A description of the manner in which the applicant proposes that it will disseminate information to residents, property owners and/or interested parties.
5. A schedule of events planned by the applicant to complete the citizen-participation procedure. Applicant shall be required to conduct a minimum of two (2) public meetings with "affected parties". This requirement may be waived if letters from all adjacent affected parties state that all their items have been addressed and there is no need for another meeting with the applicant.
6. A requirement that the applicant shall keep the Development Services department informed on the status of its citizen participation efforts by coordinating its efforts through the assigned project planner.

The information above should satisfy the requirements of the public participation and the application review process.

Sincerely,
FRANK COSTOYA ARCHITECT, P.A.

Francisco Costoya Jr., R.A., A.I.A.
President

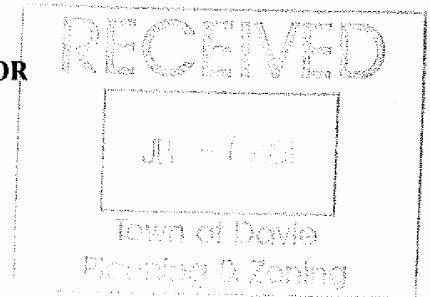


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CITIZEN PARTICIPATION PLAN FOR
The Colonnade Building
SP 5-5-08/0889



June 25, 2008

1. **Project Description**
Obtain site plan approval for development rights thru the Town of Davie for a three (3) story professional office building and site related features on a vacant parcel of land located at 4640 South University Drive, Davie, FL 33328.
2. **Contact Information**
Petitioner for the project is Francisco Costoya Jr., R.A., A.I.A., President of the Architectural Firm of Frank Costoya Architect, P.A.
3. **List of Residents and/or Property Owners and Interested Parties**
Refer to attached list of all Residents/Entities for mailings. Property Owner is Colonnade at University, LLC.
4. **Notification Procedure**
Residents/Property Owners/Entities shall be notified via U.S. Mail including a meeting notice, a location map, a site plan and a rendering view of the building from University Drive. The Town of Davie Clerk's Office and Planning & Zoning Division will be given copies of meeting notifications.
5. **Dissemination of Information**
Information shall be mailed via U.S. Mail. Any inquiries will be responded to via U.S. Mail in writing and/or electronic mail.
6. **Schedule of Events**
Refer to attached meeting notice for schedules dates, times and location.

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(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING #1
for
THE COLONNADE OFFICE BUILDING
SPM-5-5-08/0889

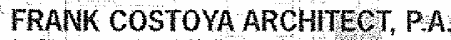
July 17, 2008

UNED PROJECT

377 7 3 2009

Town of Davis

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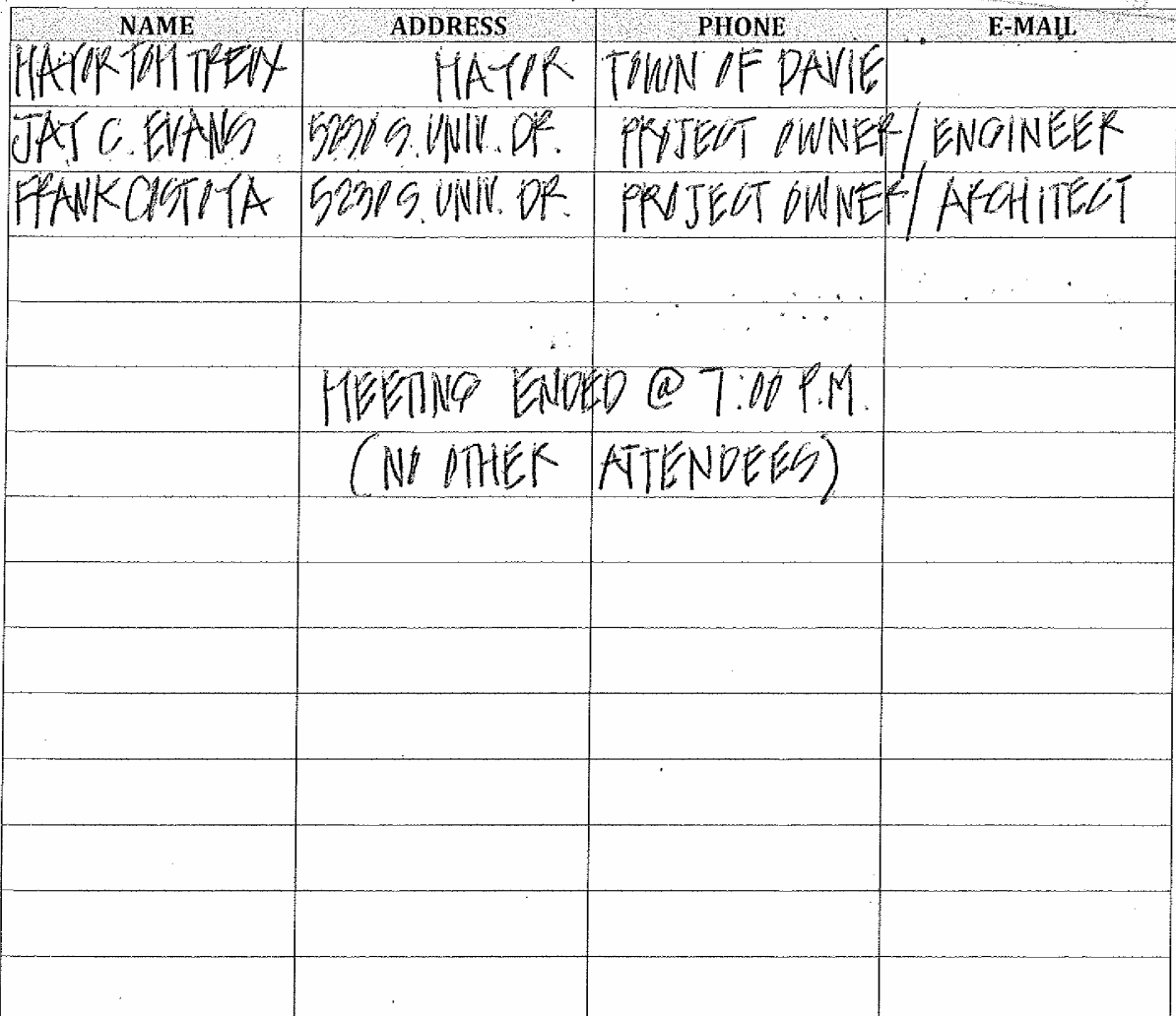


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(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)

for

July 17, 24, 2008





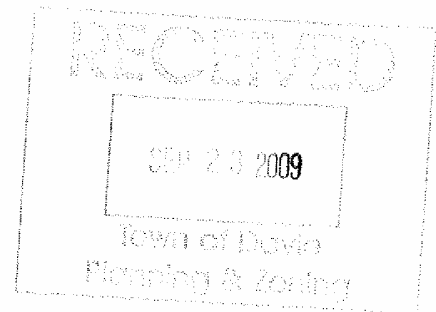
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September 30, 2008

David Abramson
Deputy Planning & Zoning Manager
Development Services Department
Planning & Zoning Division
6591 Orange Drive
Town of Davie, Florida



Re: Public Participation Meeting Report SPM 5-5-08/0889
The Colonnade Building Site Plan Approval
4640 S. University Drive
Town of Davie, FL 33328

David,

I am writing to provide you with the final report on the Public Participation Meetings held for the Colonnade Building Site Plan Approval project SPM 5-5-08/0889.

Public meetings were held at the Office of Frank Costoya Architect, P.A. on July 17th and 24th, 2008 from 7:00pm to 9:00pm as per the Meeting Notice.

The attendees were as per the attached sign in sheets for those dates.

We have not received any written responses or phone calls regarding the project or meetings. We have not received any email responses. There were eighty five (85) total letters mailed.

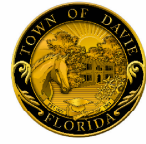
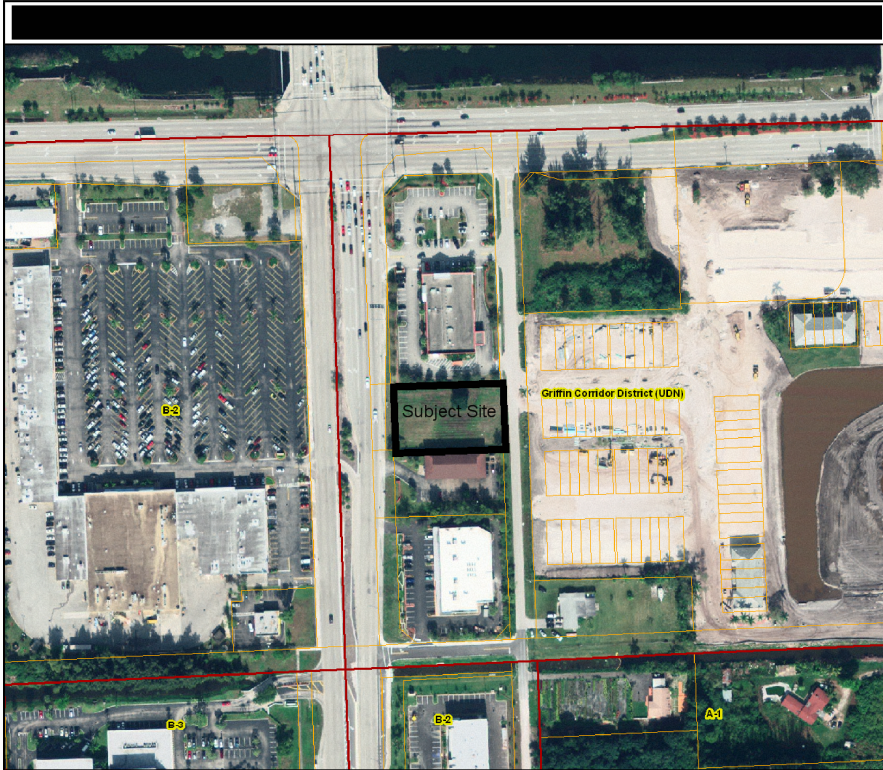
Summary

The participation was positive with no negative result. Joseph Cosner was the only neighbor that attended meeting #1 and complimented the project. Mayor Tom Treux attended meeting #2 and highly complimented the project. There were no other attendees at meeting #2. The overall reception of the project was acceptance and complimentary toward the architectural curb appeal of the project.

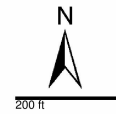
Please incorporate this report into your records.

Douglas B. Krawczyk
Project Director

Attachments: Sign in Sheets Public Participation Meetings 1 & 2



- Zoning
- Parcels



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

